



SUBMITTAL SUMMARY REPORT MajorSite-000229-2026

PLAN NAME:	SALLEE HORSE VANS	LOCATION:	5152 W HWY 326 OCALA,
APPLICATION DATE:	01/09/2026	PARCEL:	13091-000-00
DESCRIPTION:	This project will support a horse transportation development including 4560 SF horse stable, an equipment storage building, and convert an existing residential building into office space on 9.9-acres.		

CONTACTS	NAME	COMPANY
Applicant	Menadier Engineering	Menadier Engineering
Engineer of Record	William Menadier	Menadier Engineering, LLC
Owner	Nicole Pieratt	The Best Eight, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	04/29/2026	05/06/2026	05/07/2026	Approved
OCE: Plan Review (DR) v.2	03/23/2026	03/30/2026	04/07/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/12/2026	01/27/2026	02/10/2026	Requires Re-submit

SUBMITTAL DETAILS

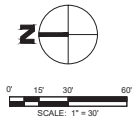
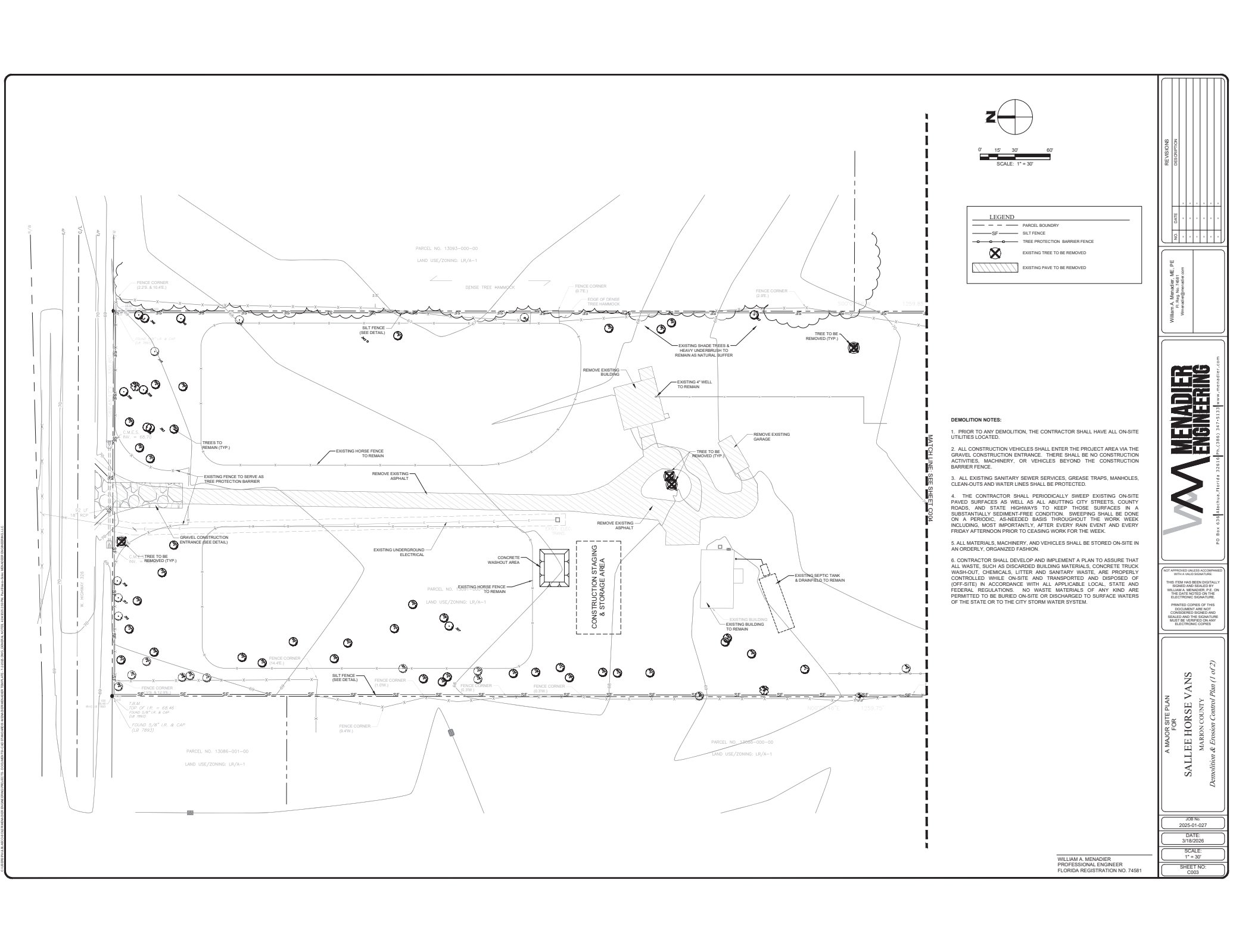
OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/06/2026	05/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/06/2026	05/07/2026	Approved
<i>Comments</i>	Protect existing well during all phases of demolition and construction. You will be required to have a limited use water system permit opened for the property. Please contact Evan.Searcy@FLHealth.gov to begin the process now.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/06/2026	04/29/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	05/06/2026	04/29/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/06/2026	05/01/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/06/2026	05/04/2026	Approved
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

SUBMITTAL SUMMARY REPORT (MajorSite-000229-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/06/2026	04/30/2026	Informational
<i>Comments</i>	<p>Sunbiz and map checked. IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." DR 4/30/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/06/2026	04/29/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/06/2026	05/04/2026	Approved
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/06/2026	04/30/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/06/2026	05/04/2026	Approved
<i>Comments</i>	Project is outside of connection distance to Marion County Utilities. Connection to MCU's central water/sewer will not be required. Water & Wastewater conditions will be deferred to DOH & DEP, respectively.			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - LDC 6.15.5 – Water Service & Connection: Show the proposed water service to the parcel and the method of connection.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - Add MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - 6.15.6.A - Potable Water Metering - Show on the plans the proposed meter location, meter size, and required backflow prevention. Include the applicable Marion County Utilities standard detail on the detail sheet.			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - 6.14.5.A(2) - Ensure proposed new water and sewer mains are called out. Include profile views if applicable			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - All applicable Marion County Utilities water and wastewater standard details shall be shown on a separate detail sheet.			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	05/06/2026	05/04/2026	Approved
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - INFORMATIONAL 6.15.7 - Cross Connection Control/Backflow: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released.			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, (352) 307-6000, ext. 5 or MCUconstruction@marionfl.org			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Review Fee (as applicable): \$130.00 for initial site plan review. Resubmittals are subject to a \$130.00 review fee for the first two pages and \$95.00 fee per page of utility plans and/or details reviewed.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU: Please review the Marion County Land Development Code, section 6.14.6 for design requirements.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements: Project will need to connect to Marion County public water and sewer, showing the extension of the mains and the connection to the property on a revised site plan. The parcel is within connection distance to public water and wastewater. Based on the proposed development and the submitted capacity charge worksheet, the calculated connection distance for this site is 1,080 feet for water and 2,164 feet for sewer (2.70 ERCs water; 5.41 ERCs sewer). Public water is currently located approximately 990 feet from the site, and public sewer is located approximately 1,250 feet east of the site along SR 326.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering -If irrigation water will be provided by Marion County Utilities, show the location and size of the irrigation meter and required backflow prevention on the plans. Total irrigated square footage is required to complete capacity charge calculations.			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting.			
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations (Resolved) - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Private lift station to be shown on plans. The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions.			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - INFORMATIONAL 6.15.3 - Fire Protection/Fire Flow Capacity: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.			
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - 6.15.6.D - Meter Location: Meters are to be installed in the right of way with backflows at or on the property line.			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting.			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.			



LEGEND	
---	PARCEL BOUNDARY
- - -	SILT FENCE
⊗	TREE PROTECTION BARRIER FENCE
⊗	EXISTING TREE TO BE REMOVED
⊗	EXISTING TREE TO REMAIN
▨	EXISTING PAVE TO BE REMOVED

- DEMOLITION NOTES:**
1. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED.
 2. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA THE GRAVEL CONSTRUCTION ENTRANCE. THERE SHALL BE NO CONSTRUCTION ACTIVITIES, MACHINERY, OR VEHICLES BEYOND THE CONSTRUCTION BARRIER FENCE.
 3. ALL EXISTING SANITARY SEWER SERVICES, GREASE TRAPS, MANHOLES, CLEAN-OUTS AND WATER LINES SHALL BE PROTECTED.
 4. THE CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITION. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
 5. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY, ORGANIZED FASHION.
 6. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF-SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.

REVISIONS		
NO.	DATE	DESCRIPTION

William A. Menadier, P.E.
 WAMENADIER@MENADIER.COM

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 10000 Highway 225 #100
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A MAJOR SITE PLAN FOR
SALLEE HORSE YANS
 MARION COUNTY
Demolition & Erosion Control Plan (1 of 2)

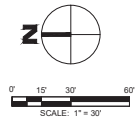
JOB NO:
 2025-01-027

DATE:
 3/18/2026

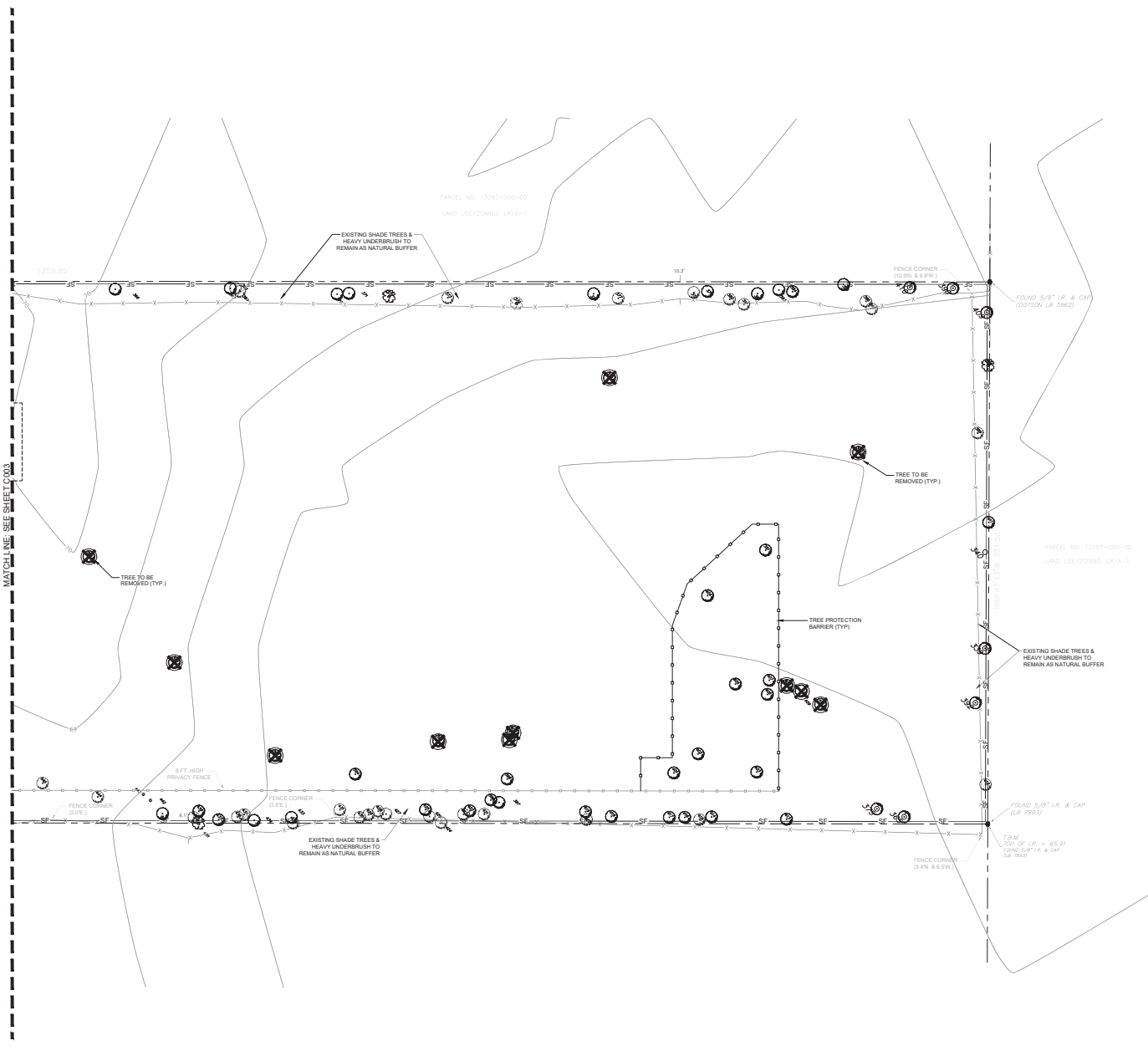
SCALE:
 1" = 30'

SHEET NO:
 0003

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74851



LEGEND	
---	PARCEL BOUNDARY
-SF-	SILT FENCE
⊗	TREE PROTECTION BARRIER FENCE
⊗	EXISTING TREE TO BE REMOVED
▨	PROPOSED PAVEMENT



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REVISIONS		
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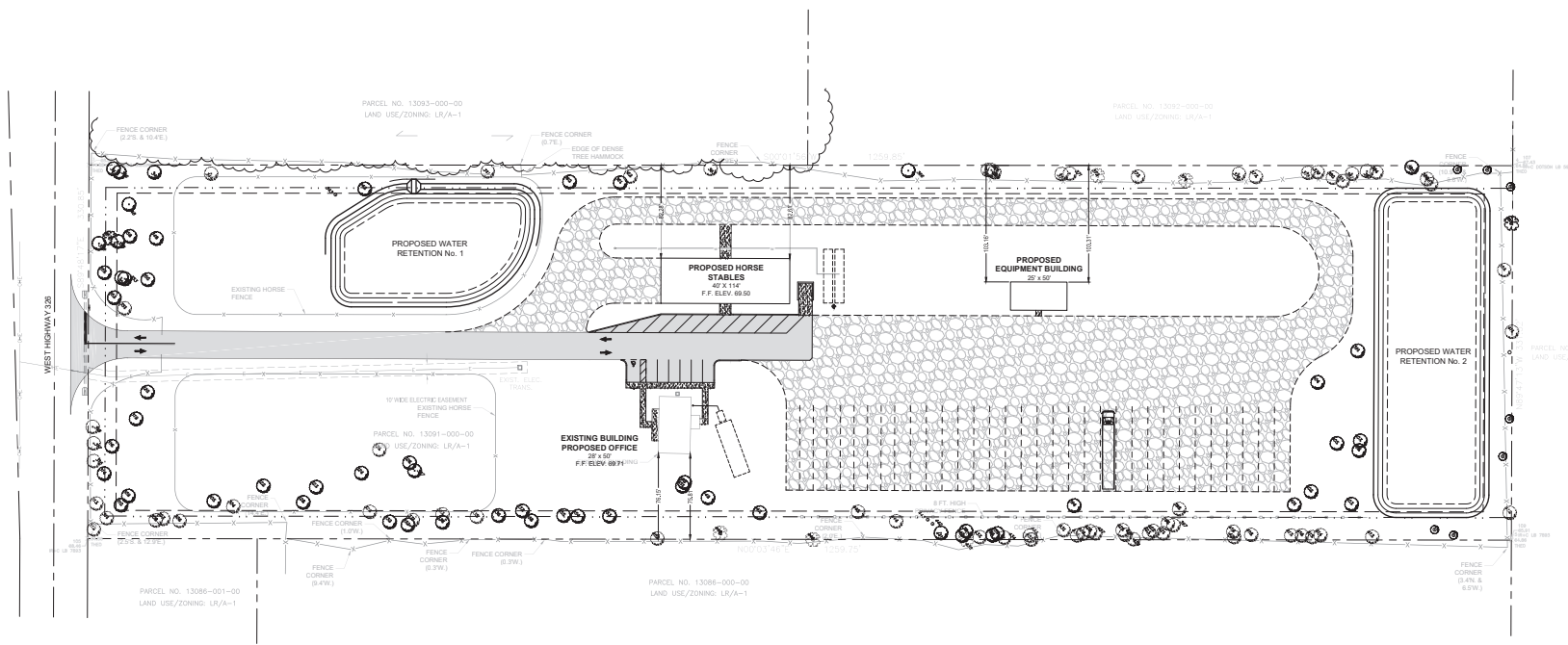
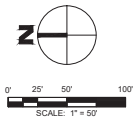
MENADIER ENGINEERING
 10000 E. Highway 262 #100
 Fort Collins, CO 80526
 Phone: (970) 247-2311
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A MAJOR SITE PLAN FOR
SALLEE HORSE YANS
 MARION COUNTY
Demolition & Erosion Control Plan (2 of 2)

JOB NO:
 2025-01-027
 DATE:
 3/18/2026
 SCALE:
 1" = 30'
 SHEET NO:
 0004

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74581



REVISIONS	
NO.	DATE

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 wmenadier@menadier.com

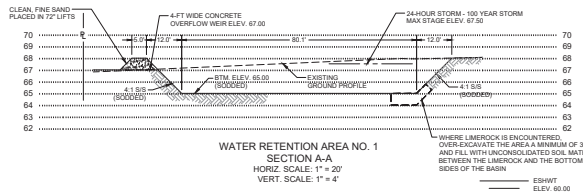
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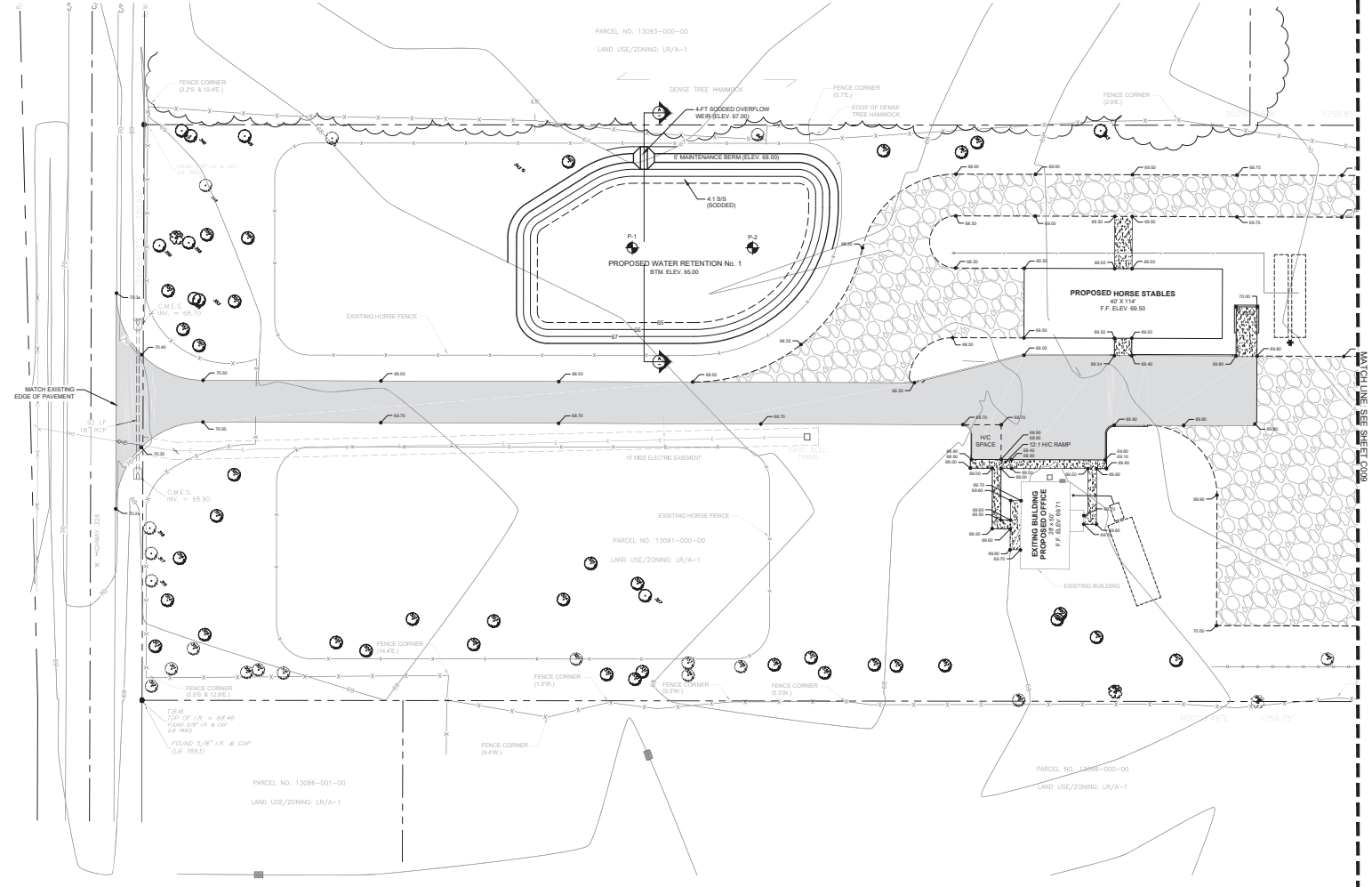
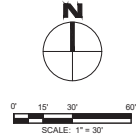
A MAJOR SITE PLAN FOR
SALLEE HORSE VANS
 MARION COUNTY
Overall Site Plan

JOB NO:
 2025-01-027
 DATE:
 3/18/2026
 SCALE:
 1" = 50'
 SHEET NO:
 0005

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74581



**WATER RETENTION AREA NO. 1
SECTION A-A**
HORIZ SCALE: 1" = 20'
VERT SCALE: 1" = 4'



NO.	DATE	DESCRIPTION

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www.menadier.com

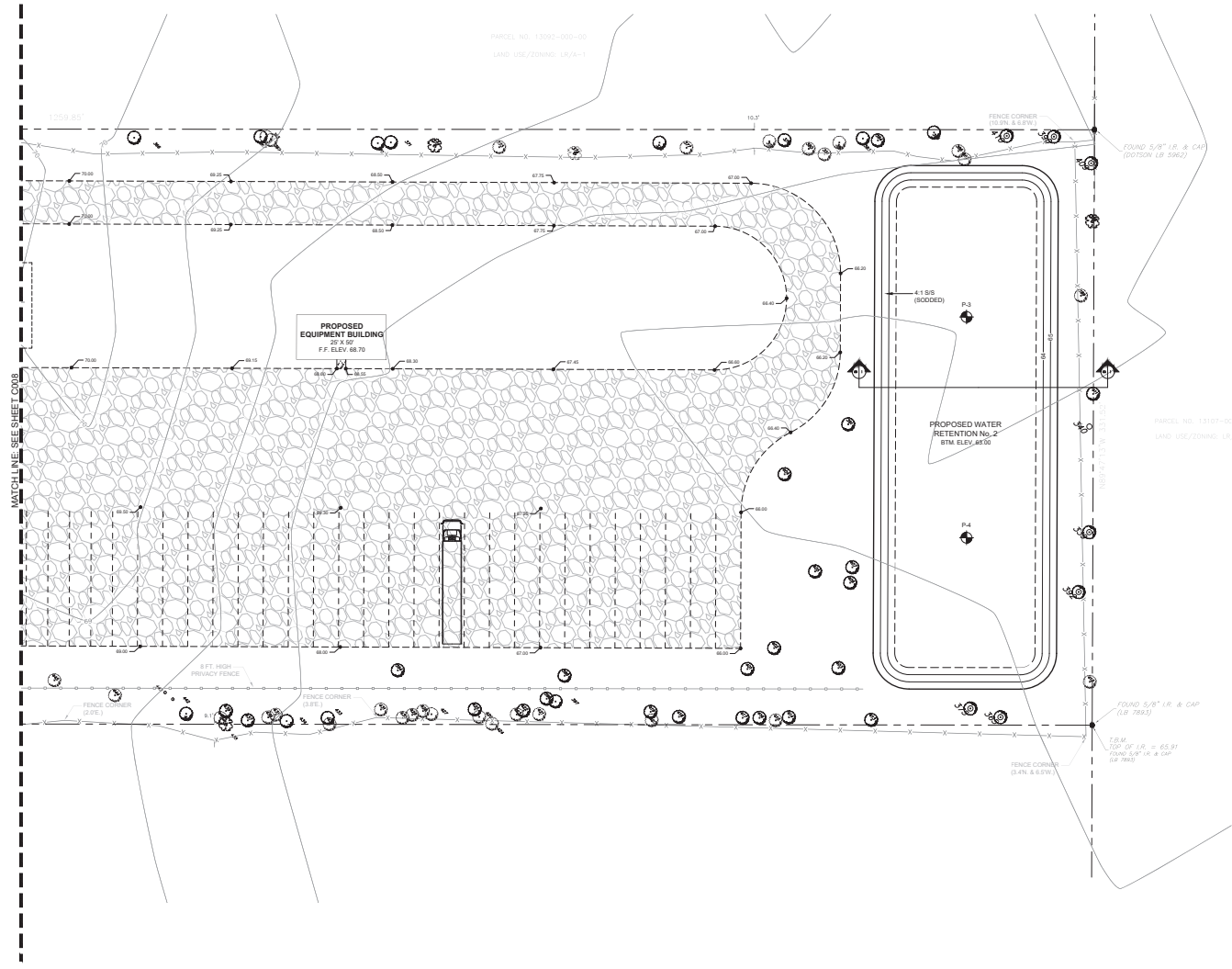
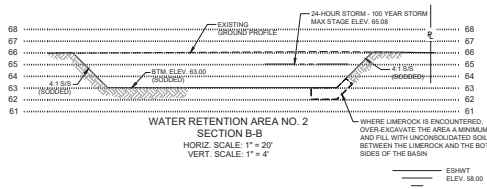
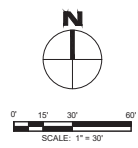
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SALLEE HORSE VANS
MARION COUNTY
Grading & Drainage Plan (1 of 2)

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SCALE:
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SHEET NO:
008

WILLIAM A. MENADIER
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 74581



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William A. Menadier, ME, PE
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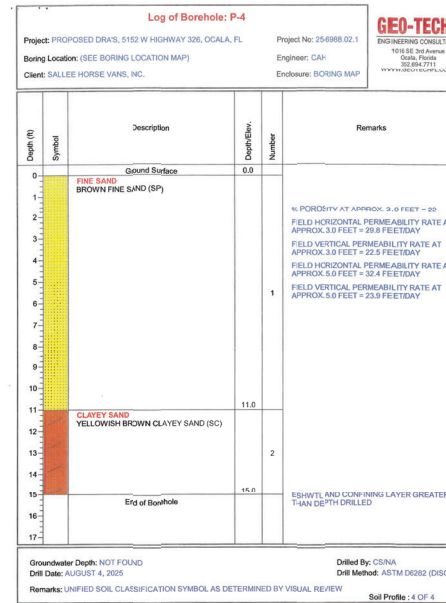
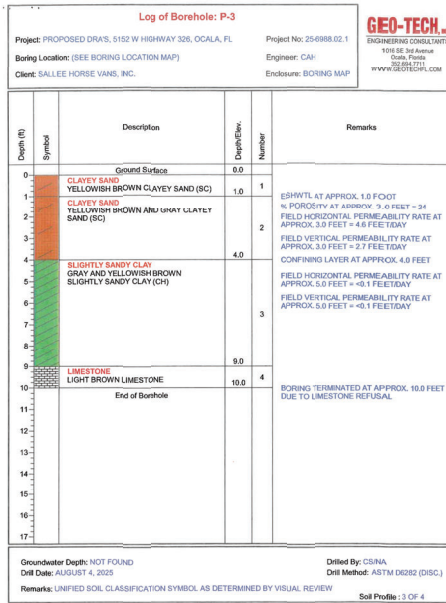
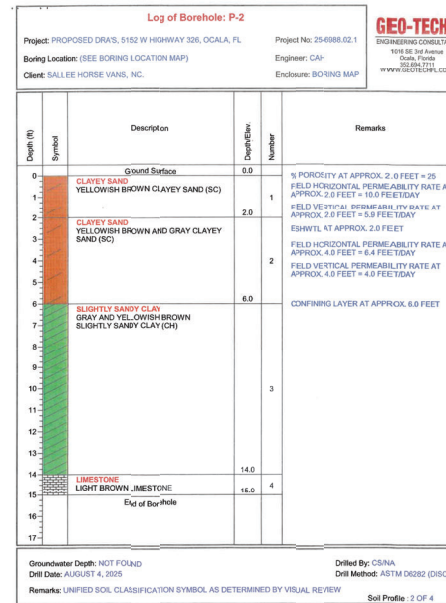
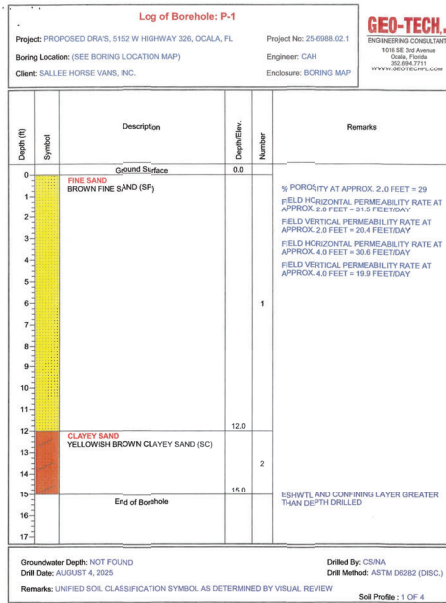
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SALLEE HORSE VANS
 MARION COUNTY
Grading & Drainage Plan (2 of 2)

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REVISIONS	
NO.	DESCRIPTION

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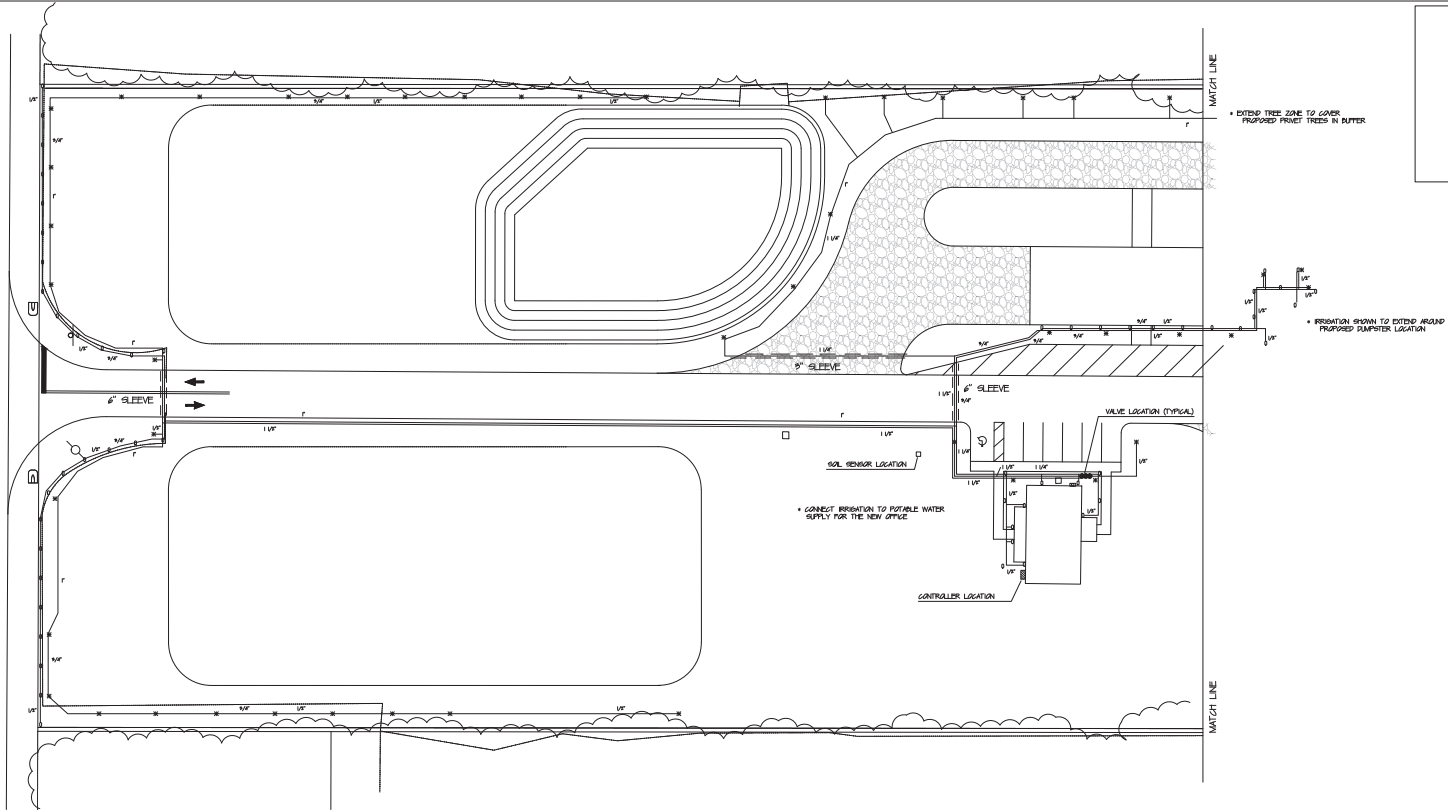
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A MAJOR SITE PLAN FOR SALLEE HORSE VANS MARION COUNTY Boring Logs

JOB NO: 2025-01-027
 DATE: 3/18/2026
 SCALE:
 SHEET NO: D002

WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74851

W. HIGHWAY 326



* EXTEND TREE ZONE TO COVER PROPOSED PRESET TREES IN BUFFER

* IRRIGATION SYSTEM TO EXTEND AROUND PROPOSED DUMPSTER LOCATION

* CONNECT IRRIGATION TO POTABLE WATER SUPPLY FOR THE NEW OFFICE

- IRRIGATION LEGEND**
- HANTER MP 1000 SERIES POP-UP SPRAY HEADS
 - ⊕ HANTER PUD SERIES SUBMER HEADS FOR TREES
 - SOL SENSOR LOCATION
 - ≡ WATER SOURCE - SEE CIVIL PLANS
 - ⊞ HANTER X-GONE (4 STATION) CONTROLLER
 - 2" NELSON VALVES IN WATER-RESISTENT BOXES
 - == SLEEVING - SCH 40 PVC
- IRRIGATION ZONE DATA**
- TREE ZONE = 14.0 GPM
 - TREE ZONE = 18.0 GPM
 - SHRUB ZONE = 12.0 GPM
- $14.0 \text{ GPM} \times 60 = 840 \text{ GPD}$
 $18.0 \text{ GPM} \times 60 = 1080 \text{ GPD}$
 $12.0 \text{ GPM} \times 60 = 720 \text{ GPD}$
- GPM = GALLONS PER MINUTE
 - GPD = GALLONS PER DAY
 - GPD = GALLONS PER ZONE RUN TIME
 - GPD = GALLONS PER WEEK
 - GPD = GALLONS PER YEAR



NO.	DATE	DESCRIPTION	BY
1	9/24	COUNTY COMMENTS	RAK

DATE:	12 / 25
DRAWING NO.:	
NEW NAME:	
SCALE:	1" = 30'
JOB NO.:	
PRJWK #:	RAK
FILE:	
AC:	

ENVIRONMENTAL DESIGN LANDSCAPE ARCHITECT
 8900 SE 8th STREET, P.O. BOX 5121
 Ocala, Florida 34478 (352) 622-8899
 600 COLONY BLVD., SUITE 100, PALM BEACH, FLORIDA

IRRIGATION PLAN
 SALLEE HORSE VANS
 MARION COUNTY FLORIDA

RICHARD A KESSELRING JR., P.L.A., ASLA
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

SHEET 222 of 222

SHEET
1 - OF - 2

SCALE
1" = 50'

DATE
10-2-2022

JOB NO.
2022-001

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
THE BEST EIGHT, LLC
Topographic Survey Map (North)

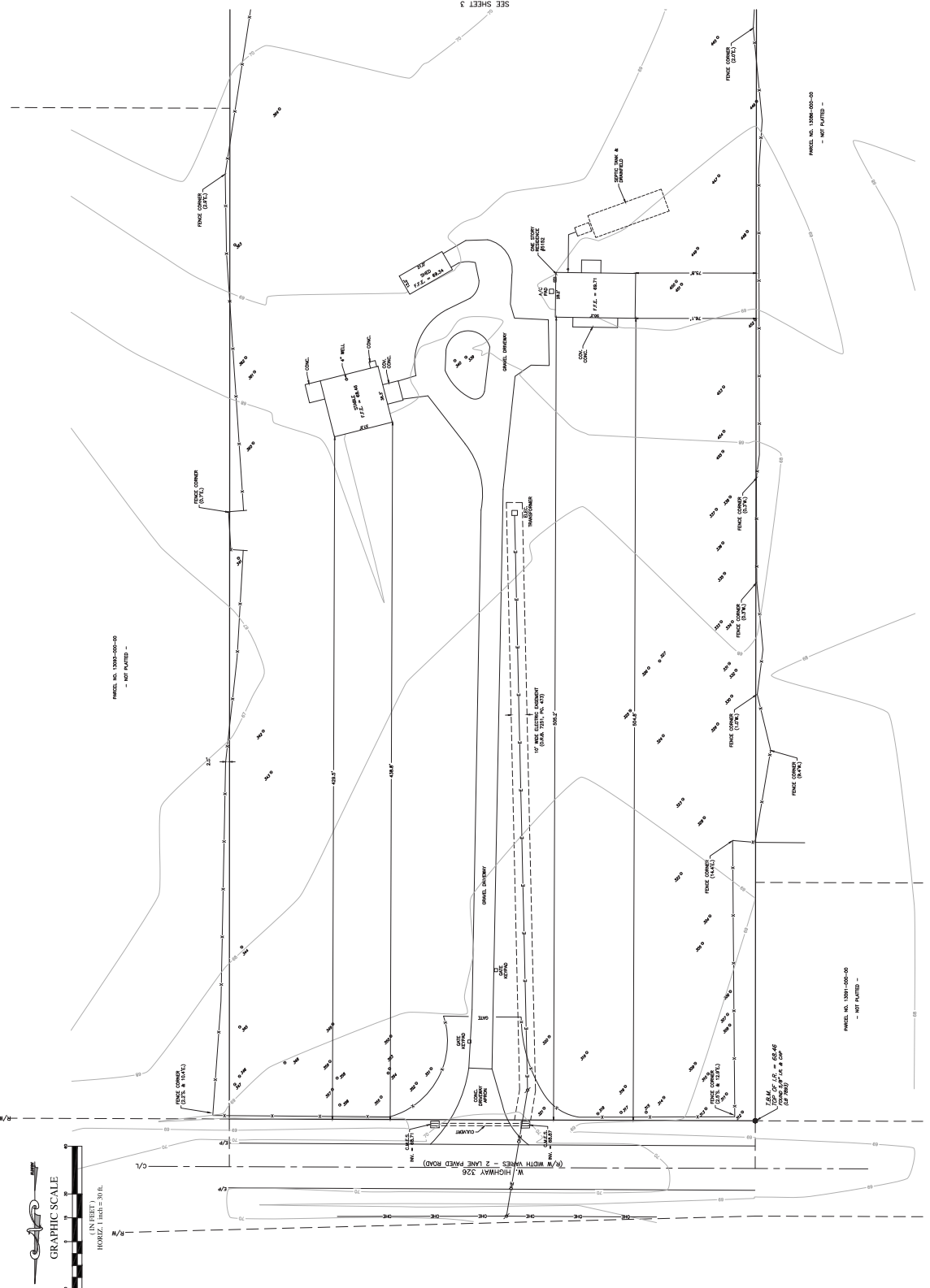
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 623-9214 • Lic. Bus. #4074

Robert L. Rogers, PE
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Michelle M. Brown, F.S.M.
FL Reg. No. 7298
rogersengineering.com

REVISION	DATE



DATE	REVISION

NO.	TREE DESCRIPTION	DBH	HEIGHT
379	20" OAK	379	20'
380	24" OAK	380	24'
381	20" OAK	381	20'
382	18" OAK	382	18'
383	18" OAK	383	18'
384	18" OAK	384	18'
385	18" OAK	385	18'
386	18" OAK	386	18'
387	18" OAK	387	18'
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453	18" OAK	453	18'
454	18" OAK	454	18'
455	18" OAK	455	18'



SEE SHEET 2